

2/07/11 12:30:39 ⁵³
DK W BK 651 PG 573
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

Prepared by:
Morris & Associates
2309 Oliver Road
Monroe, LA, 71201
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Emily Kaye Courteau Bar# 100570

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2309 Oliver Road
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**Substitute Trustee's Deed
Indexing Instructions**

Lot 96, Lakeside Village, Blue Lake Springs S/D, Phase 3, Sec 32, T-2-S, R-9-W, Plat Book 54 Pages 19-21, Desoto Co., MS

STATE OF MISSISSIPPI
COUNTY OF DeSoto

GRANTOR:
Emily Kaye Courteau
2309 Oliver Road
Monroe LA 71201
318-330-9020

GRANTEE:
The Bank of New York Mellon fka The Bank of New York, as Trustee for the CWABS, Inc., Asset-Backed Certificates, Series 2007-1
7105 Corporate Drive
Plano, TX 75024
800-669-0102

WHEREAS, on the 22nd day of December, 2006, and acknowledged on the 22nd day of December, 2006, Steve Dixon, and Shannon Stanford, As tenants by the entirety with full right of survivorship and not as tenants in common, executed and delivered a certain Deed of Trust unto Recontrust Company N.A., Trustee for Mortgage Electronic Registration Systems, Inc., Beneficiary, to secure an indebtedness therein described, which Deed of Trust is recorded in the office of the Chancery Clerk of DeSoto County, Mississippi in Book 2635 at Page 653; and

WHEREAS, on the 26th day of August, 2009, Mortgage Electronic Registration Systems, Inc., assigned said Deed of Trust unto The Bank of New York Mellon fka The Bank of New York, as Trustee for the CWABS, Inc., Asset-Backed Certificates, Series 2007-1, by instrument recorded in the office of the aforesaid Chancery Clerk in DK T Book 3073 at Page 515; and

WHEREAS, on the 20th day of March, 2008, the Holder of said Deed of Trust substituted and appointed Emily Kaye Courteau as Trustee in said Deed of Trust, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 2946 at Page 553; and

WHEREAS, default having been made in the payments of the indebtedness secured by the said Deed of Trust, and the holder of said Deed of Trust, having requested the sale for the purpose of paying said indebtedness or as much thereof as said brings; and

WHEREAS, I, Emily Kaye Courteau, Substitute Trustee advertised the sale of the following described real property by Substitute Trustee's Notice of Sale, dated December 29, 2010 by posting same at the bulletin board on the first floor in the middle of the building between the front and back door of the courthouse in DeSoto County and by publishing said Notice in DeSoto Times-Tribune for three (3) consecutive weeks, proof of publication being attached hereto as Exhibit "A" and incorporated herein by reference, which notice stated that the sale would be held on the 25th day of January, 2011, between the legal hours of 11 o'clock a.m. and 4 o'clock p.m., at public outcry, to the highest bidder for cash at the East front door at Courthouse located at 2535 Hwy. 51 South of the DeSoto County Courthouse at Hernando, Mississippi; and

WHEREAS, I, Emily Kaye Courteau, Substitute Trustee, did on the 25th day of January, 2011, within legal hours, offer for sale and did sell, to the highest bidder for cash at the East front door at Courthouse located at 2535 Hwy. 51 South of the DeSoto County Courthouse at Hernando, Mississippi the following described real property, to-wit:

Lot 96, Lakeside Village, Blue Lake Springs Subdivision, Phase 3, situated in Section 32, Township 2 South, Range 9 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 54, Pages 19-21, in the office of the Chancery Clerk of DeSoto County, Mississippi.

WHEREAS, at said sale The Bank of New York Mellon fka The Bank of New York, as Trustee for the CWABS, Inc., Asset-Backed Certificates, Series 2007-1 was the highest bidder and best bidder, therefore, for the sum of \$112,500.00 and the same was then and there struck off to The Bank of New York Mellon fka The Bank of New York, as Trustee for the CWABS, Inc., Asset-Backed Certificates, Series 2007-1 and it was declared the purchaser thereof; and


WHEREAS, everything necessary to be done to have a good and lawful sale was done in accordance with law and the terms of the Deed of Trust; and

NOW THEREFORE, I, Emily Kaye Courteau, Substitute Trustee, for the consideration of \$112,500.00 do hereby convey the above-described property to The Bank of New York Mellon fka The Bank of New York, as Trustee for the CWABS, Inc., Asset-Backed Certificates, Series 2007-1.

I convey only such title as is vested in me as Substitute Trustee.

tdp/F08-0871

WITNESS MY SIGNATURE, this the 2nd day of February, 2011.

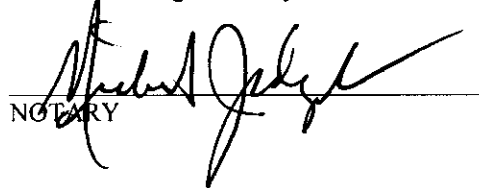


Emily Kaye Courteau, Substitute Trustee

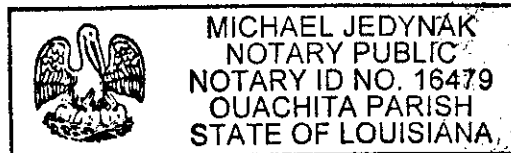
STATE OF LOUISIANA

PARISH OF OUACHITA

PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the aforesaid jurisdiction, on this, the 2nd day of February, 2011, the within named Emily Kaye Courteau, Substitute Trustee, who acknowledged that (s)he executed the above and foregoing instrument of writing, after first having been duly authorized so to do as Substitute Trustee.


NOTARY

AT DEATH
MY COMMISSION EXPIRES



F08-0871

DESOTO TIMES-TRIBUNE

PROOF OF PUBLICATION

THE STATE OF MISSISSIPPI
COUNTY OF DESOTO

Diane Smith personally appeared before me the undersigned in and for said County and State and states on oath that she is the **CLERK** of the DeSoto Times-Tribune, a newspaper published in the town of Hernando, State and County aforesaid, and having a general circulation in said county, and that the publication of the notice, a copy of which is hereto attached, has been made in said paper 3 consecutive times, as follows, to-wit:

Substitute Trustee's Notice of Sale

STATE OF MISSISSIPPI
COUNTY OF DeSoto

WHEREAS, on the 22nd day of December, 2006, and acknowledged on the 22nd day of December, 2006, Steve Dixon, and Shannon Stanford, As tenants by the entirety with full right of survivorship and not as tenants in common, executed and delivered a certain Deed of Trust unto Recontrust Company N.A., Trustee for Mortgage Electronic Registration Systems, Inc., Beneficiary, to secure an indebtedness therein described, which Deed of Trust is recorded in the office of the Chancery Clerk of DeSoto County, Mississippi in Book 2635 at Page 653; and

WHEREAS, on the 26th day of August, 2009, Mortgage Electronic Registration Systems, Inc., assigned said Deed of Trust unto The Bank of New York Mellon fka The Bank of New York, as Trustee for the CWABS, Inc., Asset-Backed Certificates, Series 2007-1, by instrument recorded in the office of the aforesaid Chancery Clerk in DK T Book 3073 at Page 515; and

WHEREAS, on the 20th day of March, 2008, the Holder of said Deed of Trust substituted and appointed Emily Kaye Courteau as Trustee in said Deed of Trust, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 2946 at Page 553; and

WHEREAS, default having been made in the payments of the indebtedness secured by the said Deed of Trust, and the holder of said Deed of Trust, having requested the undersigned to do so, on the 25th day of January, 2011, will during the lawful hours of between 11:00 a.m. and 4:00 p.m., at public outcry, offer for sale and will sell, at the East front door at Courthouse located at 2535 Hwy. 51 South of the DeSoto County Courthouse at Hernando, Mississippi, for cash to the best bidder, the following described land and property situated in DeSoto County, Mississippi to-wit:

Volume No. 116 on the 4 day of Jan., 2011

Volume No. 116 on the 11 day of Jan., 2011

Volume No. 116 on the 18 day of Jan., 2011

Volume No. _____ on the _____ day of _____, 2011

Volume No. _____ on the _____ day of _____, 2011

Volume No. _____ on the _____ day of _____, 2011

Diane Smith

Lot 96, Lakeside Village, Blue Lake Springs Subdivision, Phase 3, situated in Section 32, Township 2 South, Range 9 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 54, Pages 19-21, in the office of the Chancery Clerk of DeSoto County, Mississippi.

I will only convey such title as is vested in me as Substitute Trustee.

WITNESS MY SIGNATURE, this 29th day of December, 2010.

Emily Kaye Courteau
Substitute Trustee
2309 Oliver Road
Monroe, LA 71201
(318) 330-9020
tdp/F08-0871
PUBLISH: 1-4-11/1-11-11/1-18-11

Sworn to and subscribed before me, this 18 day of Jan.

By *Judy Douglas*

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE
MY COMMISSION EXPIRES: JANUARY 16, 2013
BONDED THRU DIXIE NOTARY SERVICE, INCORPORATED



A. Single first insertion of 391 words @ .12 \$ 46.92
B. 2 subsequent insertions of 782 words @ .10 \$ 78.20
C. Making proof of publication and depositing to same \$ 3.00
TOTAL PUBLISHER'S FEE: \$ 128.12

45 Hwy. 51 South, Hernando, MS 38632 • 662.429.6397 • Fax: 662.429.5229